



Community Redevelopment Authority (CRA)

**Wednesday, February 9, 2022
Regular Meeting**

Item B1

January 12, 2022 Meeting Minutes

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF January 21, 2022

Pursuant to due call and notice thereof, a Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on January 12, 2022 at City Hall, 100 E. First Street. Notice of the meeting was given in the January 5, 2022 Grand Island Independent.

1. CALL TO ORDER.

Chairman Gdowski called the meeting to order at 4:00 p.m. The following members were present: Tom Gdowski, Bart Qualsett, Sue Pirnie and Also present were: Council Member Mark Stelk, Finance Director Pat Brown, Assistant Finance Director Brian Schultz, Planning Administrative Assistant Norma Hernandez and Director Chad Nabity attending via video.

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the December 2, 2021 meeting was made by Qualsett and second by Pirnie. Upon roll call vote, all present voted aye. Motion carried 3-0

3. APPROVAL OF FINANCIAL REPORTS.

Financial reports were reviewed by Brian Schultz. A motion for approval of financials for November 2021 and December 2021 made by Pirnie and second by Qualsett. Upon roll call vote, all present voted aye. Motion carried 3-0.

Jim Truell arrived at 4:10 p.m.

4. APPROVAL OF BILLS

A motion was made by Pirnie and second by Qualsett to approve the bills for \$23,646.53. Upon roll call vote, all present voted aye. Motion carried 4-0.

5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY.

The committed projects and CRA projects were reviewed by Nabity.

Nabity is anticipating that all façade projects will be done by summer 2022.

Hedde Building – Materials are ordered to finish up.

Azure – are finishing up and request for funding may be coming up soon.

Rawr Holdings – still on hold.

South Locust property – still available

6. Redevelopment Plan Amendment CRA Area #1 – Bartenbach Building – 118 W. 2nd Street

- a. Consideration of Resolution 376 – Forward a Redevelopment Plan Amendment to the Grand Island City Council for 118 W. 2nd Street, W 1/3 of Lot Six and all of Lot Five of Block Sixty Six Grand Island Original Town – Artisan’s Alley LLC.

Nabity stated the Planning Commission did find the Redevelopment Plan Amendment CRA Area #1 is consistent with the Comprehensive Plan and recommends approval.

A motion was made by Qualsett and second by Pirnie to approve Resolution 376. Upon roll call vote, all present voted aye. Motion carried 4-0.

7. Redevelopment Plan Amendment CRA Area # 1 – Nikodym Development – Super Bowl Site north of Bismark and east of Cherry – JNIK, LLC.

- a. Consideration of Resolution 377 – Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for the former Super Bowl Site 655 S. Cherry Street and 1010 E. Bismark Road Lot 1 of Nikodym Subdivision and Lot 1 of Nikodym Second Subdivision – JNIK LLC.
- b. Consideration of Resolution 378 – Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for the former Super Bowl Site 655 S. Cherry Street and 1010 E. Bismark Road Lot 1 of Nikodym Subdivision and Lot 1 of Nikodym Second Subdivision – JNIK LLC.

Nabity stated the plan requests \$3,831,000 in tax increment financing with the expectation they would develop 47 residential lots around the old Super Bowl property up against Cherry Street Apartments with an L shape street that would connect Cherry Street to Bismark Road. Nabity mentioned it is proposed as single family units but could be duplex units. John Nikodym stated he will be offering the lots up for sale. Nabity went on to explain the second portion of the project is the renovation of the Old Super Bowl Property. It is currently being used as a private museum for collectable cars. Chairman Gdowski asked how the renovation of the Old Super Bowl Property fit into the project. Nabity explained it is part of the same redevelopment project and went on to explain that it is possible that the some increment from the houses could be used to support these renovation if there is additional TIF revenue beyond the cost of infrastructure for the housing phase of the project. Board members asked questions and explained TIF projects normally have a plan in place or specific use of the project. John

Nikodym explained there are potential buyers for a portion of the duplexes. The lots will be priced at a level that would be affordable housing.

A motion was made by Pirnie and second by Truell to approve Resolution 377 and Resolution 378. Upon roll call vote, all present voted aye. Motion carried 4-0.

8. Director's Report.

a. Veteran's Home Property and Veteran's Legacy South.

Nabity stated Olsson is finishing up the preliminary plat.

Next meeting Wednesday, February 9, 2022 at 4 p.m.

Respectfully Submitted,
Norma Hernandez